

At An Audit Meeting / Work Session
Of the Town Board of the Town of Newburgh held
At 1496 Route 300 in said township at 7:00 P.M.
On the 10th day of March, 2004

Roll Call: Wayne C. Booth, Supervisor
George A. Woolsey, Councilman
Derek N. Benedict, Councilman
James E. Manley, Councilman
Gilbert J. Piaquadio, Councilman

Also Present: Mark C. Taylor, Attorney for the Town of Newburgh
James W. Osborne, Town Engineer
Andrew J. Zarutskie, Town Clerk
Charlene M. Black, Deputy Town Clerk

1. Pledge of Allegiance to the Flag led by Nancy Bloomer of Albany Post Road.

2. Additional Items For Discussion From Board Members
None at this time.

3. Approval of Audit

MOTION was made by Councilman Piaquadio to approve the Audit in the amount of \$1,037,725.07 with the exception of voucher 1186 pulled by Councilmen Woolsey and Manley due to lack of breakdown, seconded by Councilman Benedict.

VOTE: Mr. Woolsey – aye; Mr. Benedict – aye; Mr. Manley – aye; Mr. Piaquadio – aye; Mr. Booth – aye. Motion passed 5-0.

4. Recreation Department:

a. Environmental Assessment for Chadwick Lake –Payment from Reserve

Supervisor Booth explained that this was already approved for the payment of Mr. Kotz in the amount of \$1900.00 for the Environmental Assessment but we failed to say where to take the money from. He would like the monies to be taken out of the Master Plan Reserve for Chadwick Lake. This is to include the advertising for the Permissive Referendum which is advertised for thirty days.

MOTION was made by Councilman Manley to take the \$1900.00 plus advertising cost of the Permissive Referendum out of the Master Plan Reserve for Chadwick Lake, seconded by Councilman Piaquadio.

VOTE: Mr. Woolsey – aye; Mr. Benedict – aye; Mr. Manley – aye; Mr. Piaquadio – aye; Mr. Booth – aye. Motion passed 5-0.

b. Schedule Public Hearing for Chadwick Lake Master Plan

Supervisor Booth explained that since the Environmental Assessment Review is done, we can schedule a Public Hearing on the Chadwick Lake Master Plan. We could schedule the Public Hearing for April 5, 2004 at 7:30 P.M. We would like to have all the Recreation Advisory Board present for this Public Hearing to be able to field questions.

MOTION was made by Councilman Piaquadio to schedule the Public Hearing for the Chadwick Lake Master Plan for April 5, 2004 at 7:30 P.M., seconded by Councilman Benedict.

VOTE: Mr. Woolsey – aye; Mr. Benedict – aye; Mr. Manley – aye; Mr. Piaquadio – aye; Mr. Booth – aye. Motion passed 5-0.

c. Referral to Orange County Planning Department-Chadwick Lake Master Plan

Supervisor Booth explained that Mark Taylor, Attorney for the Town, suggested sending the Chadwick Master Plan to the Orange County Planning Department for their comments and advice prior to the Public Hearing.

MOTION was made by Councilman Manley to send to the Orange County Planning Department the necessary Resolution on the Chadwick Lake Master Plan, seconded by Councilman Piaquadio.

VOTE: Mr. Woolsey – aye; Mr. Benedict – aye; Mr. Manley – aye; Mr. Piaquadio –

aye; Mr. Booth – aye. Motion passed 5-0.

d. SEQR Type I

This is a Resolution of the Town Board Determining that the Proposed Master Plan For Chadwick Lake Park and Improvements to Chadwick Lake Park Developed Area Constitute a Type I Action and Providing For Coordinated Review Under SEQR.

MOTION was made by Councilman Benedict to adopt the resolution as presented, seconded by Councilman Piaquadio.

VOTE: Mr. Woolsey – aye; Mr. Benedict – aye; Mr. Manley – aye; Mr. Piaquadio – aye; Mr. Booth – aye. Motion passed 5-0.

5. Engineering:

a. Town Hall Expansion

Jim Osborne, Town Engineer, explained this item. See memo and attached information for details. To maintain the existing building, it amounts to approximately \$350,000.00. We can subtract the sprinkler system, which would bring it down to \$320,000.00. There are a couple of key points. The roof needs to be replaced, the boiler needs to be replaced, we don't have a ADA compliance toilet in the building so these are things that need to be done. These items need to be done even if the Board doesn't entertain the expansion of the building or not. See Jim Osborne's memos for specifics. If we decided to rent for a year while the work was being done, it would cost approximately \$90,000.00. The rest of the work is for expansion which consists of the expansion of the north end of the building not the other end. Mr. Silverman does two things with the cost estimate. The expansion has to come within a reasonable square footage. Apparently not only the size of the expanded town hall going to bust the budget. The bid prices definitely bust the budget on the order of \$400.00 plus per square foot. Mr. Silverman said the only way this project will continue is to reduce the square footage and the square footage cost in the bidding process. By reducing the square footage of the building, Mr. Silverman is hoping to accomplish a couple of things. One is doing the work at the north end only to eliminate the site work. The other thing it does is reduce the number of internal moves. We need to make a decision to either incorporate the items that need to be done in the expansion plans or we have to separate the two projects and start to do the things that have to be done on this building. Councilman Piaquadio wants to do what has to be done for the \$350,000.00 and maybe have an option for the expansion included. Councilman Woolsey said the major problem is the roof. Jim Osborne, Town Engineer, said there are two major problems. The roof and the boiler. The roof would interfere with the offices working. Jim wants to bring in Mr. Silverman at a staff meeting and bring back some kind of proposal.

b. Hickory Shadow & Rocky Heights Subdivision

(See Jim Osborne's memo on additional points needed to be addressed.)

There was some talk from the applicant about improvements to Merritt Lane. They prepared a profile in concurrence with the Town road specs. We are dealing with either two to four feet of fill or cuts ranging up to six or seven feet. Once you fill or cut, you are essentially building a new road. It would take a major rehabilitation to bring this up to Town road specs. The question is, we have an offer of cooperation, it is not well defined. We need to find out our legal responsibility. We would like a more concrete offer. Mark Taylor, Attorney for the Town, will get in touch with the applicant and clarify things.

c. Drury Heights and Exeter Water & Sewer Hook-Ups

Jim Osborne, Town Engineer, explained that Mr. DeMauro was in with his Engineer for Drury Heights and Lanc & Tully was in representing Exeter. Councilman Woolsey was under the impression that they were to come back to us about the emergency access the way we are proposing it. Jim said they would be perfectly willing to come back if both projects get built. Exeter doesn't have either district providing service to that property. Drury Heights has a long standing outside user status for sewer and apparently has some rights to a water district. Mark Taylor, Attorney for the Town, feels they should apply for the whole property. In the late

1970's there was a district extension approved for the subdivision of a major portion of the Drury Heights project. Final order establishing that district section extension was not going to be adopted until the facilities were actually constructed. They have argued they have some rights as property owner. By Mark's prospective the system in place back then has changed in reference to subdivisions, so we would like them to proceed with a cleaner approach with a map, plan and report and petition for the whole project showing the new system that is proposed. Make them reserve their rights. There are formal resolutions adopting and they state just was what proposed. They approved it but they are waiting until the facilities are installed to establish it. Councilman Woolsey asked if they also wanted to make a right of way through Town property and that all this should go together. Mark believes the right a way was for water and sewer. Councilman Woolsey also believes this was to go with the emergency access. Jim Osborne, Town Engineer, we were debating whether this was going to be a cul-de-sac or gated or should it be a private road. What Jim is getting called about is the engineering in the layout of the water and sewer for those two subdivisions. Councilman Woolsey said he has no objections for us to formally give them the okay as long as we get what we are after. Jim will follow up with them and then bring them back.

Councilman Manley left the meeting at 8:25 P.M.

6. Water Supply: Bids for Laboratory Services

This is a request from Jim Corbett, Water Supply Superintendent, to go out to bid for water testing. The previous solicitation yielded no results. The particulars of getting the packets out and advertising will be worked out with the Town Clerk. MOTION was made by Councilman Benedict to approve the request to go out to bid for water testing, seconded by Councilman Piaquadio.

VOTE: Mr. Woolsey – aye; Mr. Benedict – aye; Mr. Manley – absent; Mr. Piaquadio – aye; Mr. Booth – aye. Motion passed 4-0-1 absent.

7. Rezoning Petition Reimbursement Agreement

This was a request from the Town Board for Mark Taylor, Attorney for the Town, to draft a petition for the Zoning Amendment Petition Cost Reimbursement Agreement. This is an agreement whereby the petitioner agrees to reimburse the costs of the Town Board's consultant's review of the petition for a Zoning Amendment. This agreement provides for the establishment of an escrow account with similar rules to those of the Planning Board escrows. This agreement restricts from communicating or meeting with the Town Board's consultants without the Town Board's prior approval and attendance by designated representatives. This is for the Board's review and if there any questions or concerns to get back to Mark on them.

Recess at 8:35 P.M.

Reconvene at 8:40 P.M.

8. Hudson Valley Auto Appraisers: Sale of Surplus Land

This is a request from Hudson Valley Appraisers that the Town consider transferring to it property that is adjacent to Hudson Valley's lot at 118 N. Plank Rd. This is what is left of Beede Street, which was a thoroughfare Town road running between North Plank Road and 9W. It was obliterated by the building of Interstate Route 84. Hudson Valley's attorney, Gary Galati, has submitted an appraisal which concludes the property has negligible market value, but identifies a \$1,121.00 value. The Town would like to counter offer of \$5,000.00 – which would be appraisal costs, legal fees and filing fees. Mark Taylor, Attorney for the Town, will get in touch with Mr. Galati and give the counter offer.

9. Sewer: Robert Rounds Sewer Bill

No action will be taken by the Town Board in this matter. The Town Clerk will inform the Rounds of the Board's decision.

10. Police:**a. Award of Bid on Emergency Equipment**

On Wednesday, March 3, 2004, we held a bid opening for the purchase of lights, sirens and emergency packages for three Ford Crown Victoria police vehicles. We received only one bid from MES (Municipal Emergency Services, Inc.) located at 266 North Plank Road in the Town of Newburgh. The total amount of the bid was \$15,172.10. Chief Kehoe recommends awarding the bid to MES.

MOTION was made by Councilman Piaquadio to award the bid to MES, 266 North Plank Rd., Newburgh, in the amount of \$15,172.10, seconded by Councilman Benedict.

VOTE: Mr. Woolsey – abstain; Mr. Benedict – aye; Mr. Manley – absent; Mr. Piaquadio – aye; Mr. Booth – aye. Motion passed 3-1 abstention -1 absent.

b. Purchase of Computer Equipment

This is a request from Chief Kehoe to purchase computer equipment for his department. The total is \$63,000.00 but we will be doing this in a two year plan. One year is \$31,500.00 to be taken out of the Computer reserve Fund, for the following items:

(1) Digital Photo Imaging system, to include software, computer, camera and hardware.	\$12,500.00
(1) Computer Server Replacement Upgrade from 733 MHZ	\$ 2,600.00
(3) Three Computer Workstations Upgrade for Dispatch	\$ 3,600.00
(3) Three Laser Jet Printers @ \$1200.00 each	\$ 3,600.00
(3) Personal Computers with monitors @ \$1400.00 each	\$ 4,200.00
(1) One P.C. Digital Ready for Viewing & Copying Digital photos @ \$2,200.00 each	\$ 2,200.00
(2) Two Laptop computers for Mobile units @ \$1,400.00 each	\$ 2,800.00
Total	\$31,500.00

The Digital Photo Imaging system is new equipment which right now we use 35mm Cameras for mug shots. This is costly and time consuming since we have to send out to have the film developed. With the digital system, we use the digital camera and then it gets downloaded right into the computer.

Councilman Benedict said why don't we consider leasing the computers. They are constantly being upgraded. Supervisor Booth said we could. Councilman Woolsey said he has been asking for about four years for an inventory of computers and their ages. We keep getting these requests but we don't know what we have already. We keep taking money from this reserve account and not replacing it. Councilman Woolsey said we could have had this expense in the police budget. Councilman Benedict wanted to know if we found the same product from another vendor besides the State Bid can we use that. Councilman Woolsey said yes we can if we go out to bid. Supervisor Booth said we could use the State Bid price as one of the bid numbers. We do need a full time IT person. We need to ask Tom Masten for the list of the computers and how old are they.

MOTION was made by Councilman Woolsey to approve the request to purchase the above mentioned computers from State Bid in the amount of \$31,500.00 to be taken out of the Computer Reserve Account, seconded by Councilman Piaquadio.

VOTE: Mr. Woolsey – aye; Mr. Benedict – aye; Mr. Manley – absent; Mr. Piaquadio – aye; Mr. Booth – aye. Motion passed 4-0-1 absent.

11. Highway: Purchase of Harder Sander

This is a request from Darrell Benedict, Highway Superintendent, to approve the purchase of a Harder Sander in the amount of \$5270.00 to be taken out of account 5130.200. We only have one price quote because this is manufacturer restricted.

MOTION was made by Councilman Woolsey to approve the purchase of a Harder Sander in the amount of \$5270.00 to be taken out of account 5130.200, seconded by Councilman Piaquadio.

VOTE: Mr. Woolsey – aye; Mr. Benedict – aye; Mr. Manley – absent; Mr. Piaquadio

– aye; Mr. Booth – aye. Motion passed 4-0-1 absent.

Adjournment

MOTION was made by Councilman Benedict to adjourn the Audit / Workshop Meeting of March 10, 2004 at 9:12 P.M., seconded by Councilman Piaquadio.

VOTE: Mr. Woolsey – aye; Mr. Benedict – aye; Mr. Manley – absent; Mr. Piaquadio – aye; Mr. Booth – aye. Motion passed 4-0-1 absent.

Andrew J. Zarutskie, Town Clerk

by

Charlene M. Black, Deputy Town Clerk